

Round Mountain Property Owners Deed Restrictions/Covenants Comparison Table

Requirement Description	Covenant Set #					
	1 1 Owner-1 lot	2 45 Owners-54 lots	3 19 Owners-25 lots	4 27 Owners-32 lots	5 14 Owners-17 lots	6 2 Owners-3 lots
Set Back	Covenant sets 1,2,4,5 & 6 the same 25 ft. from front & rear lot lines, 15 ft. from side lot lines.		35 ft. from center of road and rear lot line, 15 ft. from side lot lines.	Covenant sets 1,2,4,5 & 6 the same 25 ft. from front & rear lot lines, 15 ft. from side lot lines.		
Lot Size	No requirement listed.		12,000 sq. ft. min. for any dwelling; 100 ft. min. width at building set back line.	No requirement listed.		
Buildings	Covenant sets 1 & 2 the same 600 sq. ft min; No corrugated tin; Approval of plans for cabins and roads; No temporary lean-tos or shacks; No permanent house trailers; 30 day max. per year for campers, mobile campers or tents		One, \$3000 min. cost, single family, detached, 2 1/2 story max., dwelling; 2 car max. private garage; No wall or fence nearer to street than bldg. set back lines unless approved; Plans approved by architect. committee; No temp. structure, basement, tent, trailer, shack or other out bldg. shall be used on any lot at any time as a temp./permanent residence.	Covenant sets 4,5 & 6 the same. 600 sq. ft. min; no corrugated tin; approval of plans for cabins and roads; No temporary lean-tos or shacks; No permanent house trailers.		
Outdoor Toilet Facilities	Covenant sets 1 & 2 the same. No outhouse, outdoor privies or toilets; No dumping of solid or liquid waste from campers		No requirement listed	Covenant sets 4,5 & 6 the same. No outhouse, outdoor privies or toilets.		
Animals	Covenant sets 1,2,4,5 & 6 the same No chickens, turkeys, goats sheep or other livestock; Horses and cattle 2 head/acre max. If approved and properly fenced; cats/dogs as pets allowed if not raised for commercial purposes.		No animals, livestock or poultry of any kind; Cats/dogs as pets allowed if not raised for commercial purposes.	Covenant sets 1,2,4,5 & 6 the same No chickens, turkeys, goats sheep or other livestock; Horses and cattle 2 head/acre max. if approved and properly fenced; cats/dogs as pets allowed if not raised for commercial purposes.		
Fires	All covenant sets the same No unattended open fires; No conditions permitted that constitute a fire hazard.					

Round Mountain Property Owners Deed Restrictions/Covenants Comparison Table

Requirement Description	Covenants Set #					
	1	2	3	4	5	6
Trash And Garbage	Covenant sets 1 & 2 the same. All trash, garbage, tin cans and other debris must be taken to an approved county maintained trash dump; Dumping of trash prohibited, no open dump.		Dumping of trash prohibited; Trash, garbage, waste kept in sanitary containers; Incinerators shall be kept in sanitary condition.	Covenant sets 4,5 & 6 the same Dumping of trash prohibited, no open dump; All trash, garbage, tin cans and other debris must be disposed of by burying or burning.		
Nuisances	All covenant sets the same No nuisances to other lots, common areas, nature areas, waterfalls or lakes; No pollution of any stream, water course, lakes, ponds or springs; No interference with any natural water course; No construction of dams on any lot.					
Roads	All covenant sets the same No Parking of autos, trailers or other vehicles on roads					
Sewage Disposal	All covenant sets the same Sewage system must be constructed and equipped in accordance with minimum requirements of NC state Board of Health. If a public sewage system becomes available sewage disposal shall be by the sewage system.					
Use Of Lots	Covenant sets 1,2,4,5 & 6 the same Restricted for residential purposes; No commercial use or activity permitted.		Restricted for residential purposes.	Covenant sets 1,2,4,5 & 6 the same Restricted for residential purposes; No commercial use or activity permitted.		
Easements	Covenant sets 1,2 & 3 the same Utilities: 5 ft. strip inside of all lot lines, 10 ft strip along road right-of-way which may be used for installation and maintenance of utilities, right to locate guy wires, braces or anchors, right to cut trim or remove trees and plantings as required. Roadways: On, over and under all roadways used and maintained by the RMPOA which may be used for utilities, drainage control, access to any lot or parcel, maintenance of roadways. Covenant sets 1 & 2 the same. No structures or plantings to interfere with use of easements; Owners maintain easement areas on their lots.		Covenant set 3 Holiday Mtn. reserves rights to a well on lot #12 and rights to construct reservoir on lot #9	Covenant sets 4,5 & 6 the same. A reasonable access is reserved for all utility easements. over upon and across all lots.		
Subdivision	Covenant sets 1 & 2 the same. No further subdivision of any lot without written permission of grantor or grantor's successors.		No requirement listed			
Term	Covenant sets 1 & 2 the same. Until Jan 1, 2005; auto renew every 10 years unless modified or abolished by a majority vote cast by eligible members of RMPOA in a special election for determining whether or not such restrictions should be changed.		25 years from recorded date; auto renew every 10 yrs. unless a majority vote of then owners of the lots agree to modify or abolish.	Covenant sets 4,5 & 6 the same. 20 years from recorded date; auto renew every 10 years unless a majority of then owners of the lots agree to modify or abolish.		
Enforcement	All covenant sets the same Prosecute in accord with the laws in force					